SHORT TERM RENTALS

INTRODUCTION

Short term rentals (Air B&B) have been occurring on Kent Island and in our community for years. Do to recent concerns from community members the board is seeking input from our community on the path it would like to take regarding regulation of short term rentals within the community of Romancoke on the Bay.

PROS AND CONS OF SHORT TERM RENTALS.

Short term rentals provide potential economic prosperity for the community they are located in via tourist revenue. They also generally result in increased property value as long as the community does not become oversaturated with short term rentals which then has the potential to hollow out a community and devalue surrounding property. On the other hand short term rental dwellings have sometimes been linked to the following problems within the community where they are located: noise issues, parking issues, issues with transient visitors, disruption to a sense of community and quality of life for permanent residents, increase in crime, and individual homebuyers being priced out the market by investor competition.

COUNTY HISTORY REGARGING SHORT TERM RENTAL

Currently short term, Air B&B style, rentals are banned in Queen Anne's county. However, there has been very lax enforcement on the ban and short term rental options are abundant on the Island. Recently Queen Anne's county has developed County Ordinance No. 24-09 to address the short term rental market in Queen Annes County. This ordinance is currently under review and set to be enacted within the year. A brief overview of the ordinance is as follows. This ordinance addresses only short term use and occupancy of a dwelling unit for a period of less than 30 days, short term rentals would be allowed in all zoning areas with the issuance of a zoning permit, no more than 10 adults would be allowed as overnight quests, no more than 20 adult persons could occupy the property at one time and all guests who are not overnight quests must vacate property by 11.00pm, outdoor amplified music must be discontinued at 8:00 pm, all parking for guests must be onsite, property must have zoning approval from the county that requires a code compliance inspection from the county

CURRENT ROMANCOKE ON THE BAY COVENANTS AND RESTRICTIONS RELATING TO SHORT TERM LEASING

There are currently no covenants that directly relate to short term leasing. However, there are two clauses that generally deal with this issue. These clauses can be found in the document titled "COVENANTS ROMANCOKE ON THE BAY" recorded with the county on 10/1/1958. Clause #1 reads "all lots...... shall be for residential use only and not for purposes of any trade or business whatsoever". Clause #2 states "no noxious or offensive trade shall be carried on upon any lot nor shall anything be done or kept thereon which may be or become annoyance or nuisance to the neighbors. There are currently no enforcement measures for these covenants aside from removal from the community association.

ROMANCOKE ON THE BAY BOARD CONCERNS.

As elected stewards for our community the board would like to maintain the integrity of the community without infringing on the right of homeowners to earn income from their residences. The board is seeking input from the community so that it can potentially draft modifications to the existing covenants regarding short term leasing of single family residences. Your input is greatly appreciated and needed. Please respond to info@romancoke.com. All input will be utilized to draft covenant modification options that will be presented to the community during the September general meeting for vote.

CURRENT PROPOSED ACTIONS TO BE PRESENTED FOR VOTE AT SEPTEMBER GENERAL MEETING

1. PROPOSAL #1

 No action by board. Use existing Romancoke on the Bay covenants and restrictions and future county ordinance No. 24-09 as enforcement measures

2. PROPOSAL #2

- a. Adopt a strict ban on short term leases similar to the covenants found in the Cloverfields Community which read as follows
 - 1. ""Regarding the prohibition on the use lots and residences within Cloverfield engaging in any trade or business purposes. Lot owners may lease their residences at Cloverfields to residential tenants, but no lease shall be for a period of time less than sixty (60) days, No lot owner or tenant may utilize said lot or residence in manner of innkeeping or as a hotel, hostel, motel or similar type of purpose or charge visitors for staying or living at their residence."

3. PROPOSAL#3

- a. Use county ordinance No. 24-09 as a base for enforcement and add narrower restrictions
 - i. Owner of a short term rental within the Romancoke on the Bay community must also reside within the community.

4. ENFORCEMENT PROVISIONS

- a. First violation
 - i. Letter to owners
- b. Second violation
 - i. Fine of \$500 to be assessed to property via lien
- c. Third violation
 - i. \$1500 dollar fine to be assessed via property lien each year property is out of compliance

Again we greatly appreciate you input regarding this issue and would like to hear from as many community members as possible regarding this issue. Please respond via email to info@romancoke.com